

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Winston-Salem Consortium

State: NC

PJ's Total HOME Allocation Received: \$20,879,144

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:			PJs in State:	18			
% of Funds Committed	92.99 %	90.38 %	5	91.92 %	63		59
% of Funds Disbursed	80.76 %	82.93 %	11	82.65 %	27		31
Leveraging Ratio for Rental Activities	5.74	6.2	1	4.67	100		100
% of Completed Rental Disbursements to All Rental Commitments***	94.24 %	87.55 %	13	81.09 %	50		45
% of Completed CHDO Disbursements to All CHDO Reservations***	80.78 %	71.88 %	6	68.72 %	72		68
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	92.39 %	78.03 %	5	79.93 %	82		77
% of 0-30% AMI Renters to All Renters***	52.79 %	37.14 %	7	44.94 %	68		66
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.59 %	1	94.87 %	100		100
Overall Ranking:			In State:	2 / 18	Nationally:	86	85
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,729	\$9,895		\$25,717	841	Units	49.80 %
Homebuyer Unit	\$14,320	\$11,267		\$14,669	376	Units	22.30 %
Homeowner-Rehab Unit	\$18,635	\$24,026		\$20,391	226	Units	13.40 %
TBRA Unit	\$5,608	\$1,707		\$3,201	246	Units	14.60 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Winston-Salem Consortium NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$64,894	\$91,243	\$26,349
State:*	\$68,223	\$81,995	\$25,355
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ:	0.7 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.85

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	14.1	13.8	49.1	15.4	Single/Non-Elderly:	36.3	14.4	18.6	52.4
Black/African American:	85.0	77.1	49.6	82.1	Elderly:	26.6	2.1	50.4	2.4
Asian:	0.0	0.3	0.0	0.4	Related/Single Parent:	33.4	68.9	12.8	41.9
American Indian/Alaska Native:	0.6	0.3	0.4	0.4	Related/Two Parent:	1.3	10.9	13.3	1.6
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	2.4	3.7	4.9	1.6
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.4	0.4					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.5	0.0	0.4					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.2	8.0	0.4	0.8					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	40.5	12.8	50.4	51.6	Section 8:	44.6	0.0 #		
2 Persons:	21.6	20.5	24.3	24.4	HOME TBRA:	0.4			
3 Persons:	20.9	35.6	9.7	15.4	Other:	13.8			
4 Persons:	11.1	17.3	8.8	6.1	No Assistance:	41.3			
5 Persons:	3.8	8.2	4.0	1.2					
6 Persons:	1.2	3.5	1.8	1.2					
7 Persons:	0.1	1.3	0.9	0.0					
8 or more Persons:	0.7	0.8	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			13	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Winston-Salem Consortium

State: NC

Group Rank: 86
(Percentile)

State Rank: 2 / 18 PJs

Overall Rank: 85
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	94.24	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	80.78	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92.39	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	3.04	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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